

\$585,000 - 322071 Range Road. 22-5, Rural Kneehill County

MLS® #A2245020

\$585,000

3 Bedroom, 2.00 Bathroom, 1,798 sqft
Residential on 25.01 Acres

NONE, Rural Kneehill County, Alberta

Dreaming of lush green pastures? Here's your chance to own a serene 25-acre property perfect for country living! Nestled in a peaceful rural setting, this beautiful parcel features a spacious 3-bedroom, 2.5-bath modular home offering over 1,790 square feet of bright, open-concept living. The heart of the home is a welcoming kitchen with an eat-up island, seamlessly connected to a formal dining area and a cozy sunken family room complete with a gas fireplace. A separate living room showcases a large west-facing bay window that floods the space with afternoon sunlight. The generous primary suite includes a walk-in closet and a luxurious 5-piece ensuite featuring a deep soaker tub, walk-in shower, and dual vanities for abundant storage. Skylights throughout the kitchen and bathrooms fill the home with natural light, creating a warm and inviting atmosphere. Step outside to enjoy the expansive east-facing deck—perfect for morning coffee or evening entertaining. A handy clothesline is located in the northeast corner of the yard. The property also includes a fully insulated and heated 37x27 Quonset, outfitted with bolt bins, shelving, and workbenches—ideal for projects year-round. For peace of mind, a 12kW diesel generator provides reliable backup power during outages. Additional outbuildings include a 48' x 30' cold storage/machine shed with double sliding



doors, 100-amp service, and plenty of space for RVs or horse trailers. While the barn is solidly built, itâ€™s ready for some LOVE & restoration. The fenced pastureland offers hayable acres, rolling coulees, and a pair of small grain bins with concrete floors. This tranquil location is the perfect blend of practicality and beauty, offering breathtaking views of open farmland and quiet country charm!

Built in 1996

Essential Information

MLS® #	A2245020
Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,798
Acres	25.01
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	322071 Range Road. 22-5
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Double Garage Detached, Front Drive, Heated Garage, Insulated,

Oversized, Parking Pad, Garage Faces Side, Gravel Driveway, Outside, Plug-In, Quad or More Detached, RV Access/Parking, RV Garage, Side By Side, Workshop in Garage

of Garages 6

Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Garden, Private Yard, Rain Gutters, Storage, Rain Barrel/Cistern(s)

Lot Description Back Yard, Farm, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Pasture, Private, Rectangular Lot, Views, Fruit Trees/Shrub(s), Secluded, Yard Lights

Roof Asphalt Shingle

Construction Wood Frame

Foundation Piling(s), See Remarks

Additional Information

Date Listed August 17th, 2025

Days on Market 6

Zoning AG

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.